

122.0

0004

0015.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

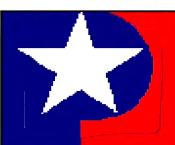
858,100 / 858,100

USE VALUE:

858,100 / 858,100

ASSESSED:

858,100 / 858,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		CHAPMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MILLER BEVERLY ANN/KENNETH/TRS

Owner 2: MILLER FAMILY TRUST

Owner 3:

Street 1: 2 CHAPMAN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MILLER BEVERLY ANN/ -

Owner 2: -

Street 1: 2 CHAPMAN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1963, having primarily Wood Shingle Exterior and 2295 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6292	Sq. Ft.	Site			0	90.	0.92	10			Access	-5					520,487						520,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6292.000	337,600		520,500	858,100		78908
							GIS Ref
							GIS Ref
							Insp Date
							11/17/08

PREVIOUS ASSESSMENT							Parcel ID	122.0-0004-0015.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	337,600	0	6,292.	520,500	858,100		Year end	12/23/2021
2021	104	FV	326,500	0	6,292.	520,500	847,000		Year End Roll	12/10/2020
2020	104	FV	326,400	0	6,292.	520,500	846,900	846,900	Year End Roll	12/18/2019
2019	104	FV	281,900	0	6,292.	549,400	831,300	831,300	Year End Roll	1/3/2019
2018	104	FV	281,900	0	6,292.	404,800	686,700	686,700	Year End Roll	12/20/2017
2017	104	FV	281,900	0	6,292.	387,500	669,400	669,400	Year End Roll	1/3/2017
2016	104	FV	281,900	0	6,292.	358,600	640,500	640,500	Year End	1/4/2016
2015	104	FV	283,500	0	6,292.	300,700	584,200	584,200	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MILLER BEVERLY	32499-194		2/24/2001	Family		10	No	No		9527
MILLER BEVERLY	32499-194		1/24/2001	Family		10	No	No		
	16312-470		7/1/1985			1	No	No	N	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/2/2019	447	Re-Roof	11,695	C					11/17/2008	Meas/Inspect	163	PATRIOT					
									12/9/1999	Inspected	263	PATRIOT					
									11/17/1999	Mailer Sent							
									10/29/1999	Measured	263	PATRIOT					
									1/1/1982		CS						

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 19 - Ranch	1	Rating: Good		Full Bath: 1	Rating:		SCUTTLE HOLE APT BMT.															
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:																	
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Good																	
Foundation: 1 - Concrete				A 3QBth	Rating:																	
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 2 - Hip																						
Roof Cover: 1 - Asphalt Shgl																						
Color: BROWN																						
View / Desir:																						
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH										
Grade: C+ - Average (+)				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1												
Year Blt: 1963	Eff Yr Blt:			A Kits: 1	Rating: Fair			Level	FY LR DR D K FR RR BR FB HB L O													
Alt LUC:	Alt %:			Frl: 2	Rating: Average			Other														
Jurisdict:	Fact: .			WSFlue:	Rating:			Upper														
Const Mod:								Lvl 2														
Lump Sum Adj:								Lvl 1														
INTERIOR INFORMATION				CONDOS INFORMATION				RES BREAKDOWN				SKETCH										
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal 1 - Drywall				Total Units:				Interior:	1	4	2											
Sec Int Wall:		%		Floor:				Additions:	1	4	1											
Partition: T - Typical				% Own:				Kitchen:														
Prim Floors: 3 - Hardwood				Name:				Baths:														
Sec Floors: 4 - Carpet	50 %							Plumbing:														
Bsmt Flr: 4 - Carpet								Electric:														
Subfloor:								Heating:														
Bsmt Gar:								General:														
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 1 - Oil																						
Heat Type: 3 - Forced H/W																						
# Heat Sys: 2																						
% Heated: 100	% AC:																					
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 122.0-0004-0015.A												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	104										
More: N				Total Yard Items:				Total Special Features:				Total:										